

# Conway Township Planning Commission Meeting Minutes

December 10, 2018

Conway Township Hall – 8015 N. Fowlerville Rd., Fowlerville, MI

<b>Agenda</b>	<b>Items Discussed</b>	<b>Actions to be Taken</b>
<b>Attendees</b>	<ul style="list-style-type: none"><li>• Public: Herm and Shirley Yost, Bob Carusi, Keith Wasilenski, Caleb Jenkins, Steve and Dawn Horton, Hank Vaupel, Lana Theis, Cindy Denby, Kathleen Kline Hudson.</li><li>• Township Board Members: Larry Parsons, Trustee present, Mike Rife, Township Supervisor present and Rick Kreeger, Trustee present.</li><li>• Planning Commission Members present: Dennis Bowdoin, George Pushies, Londa Horton, Dennis Sommer, Mike Stock, Chuck Skwirsk.</li><li>• Planning Commission Members absent: -0-</li><li>• Zoning Administrator, Todd Thomas, present</li></ul>	
<b>Call to Order and Pledge to Flag</b>	Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Dennis called roll call. All present.  The next meeting is January 14, 2019 at 7:00pm.	
<b>Minutes from last meeting</b>	Larry Parsons moved to approve the minutes of the Nov. 12, 2018 meeting, second by Mike Stock. All in favor. Motion passed.	
<b>Communications</b>	Planning Commission tributes were presented for service on the Planning Commission to retirees: <ul style="list-style-type: none"><li>• Chair, Dennis Bowdoin</li><li>• Vice Chair, Dennis Sommer</li></ul>	
<b>Call to the Public</b>	-0-	

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<b>Old Business</b>	<p>Make all changes to zoning ordinances at same time. Below are items to address:</p> <ul style="list-style-type: none"> <li>• Section 14.05 – site plan reviews in commercial district, 10.06D, 11.06- moving some things from 10.06D to 11.06. Per Attorney Abby Cooper, “I believe the zoning ordinance should be amended to be completely clear that any permitted use in the Commercial District requires a site plan review. Compare section 10.06D for the Commercial district to Section 11.06 for permitted uses in the Industrial district. The working in 11.06 is very explicit that site plan review is required in all cases, whereas Section 10.06D is more implicit in the mere reference, without more, to Article 14.”</li> <li>• Article 17 for signs – content-based signs. Per Abby, “The Supreme Court case of <i>Reed v Town of Gilbert</i>, 135 S Ct 2218 (2105) calls into questions certain ‘content based’ sign ordinance provisions commonly used around the country and in Conway’s ZO. We were hoping for some further guidance from the MTA.”</li> <li>• “If the Township Board wants to opt out of allowing marijuana establishments under the new law, then this should be a general law ordinance and would not involve the Planning Commission. If the Board wants to allow these establishments this would likely be done through zoning and would then involve the Planning Commission,” per Abby Cooper.</li> <li>• Requiring three sets of blueprints vs. two that currently are required needs looking into per Todd Thomas</li> <li>• The issue of RTFA/animal units per acre dealing with GAMPS and the Right to Farm, is also an issue to investigate further.</li> <li>• Mike Stock – Section 14 look at this as a process we went through with our latest commercial zoning application. Hamburg township does this well in a step-by-step process.</li> </ul>	
<b>New Business</b>	<ul style="list-style-type: none"> <li>• Set meeting dates for next year. Londa Horton made a motion to meet the second Monday of every month at 7pm. Second by Larry Parsons. All in favor. Motion passed.</li> <li>• Who does agenda next month? Londa Horton will put together agenda and Mike Stock will run the meeting.</li> <li>• Zoning Administrator Report – Todd issued one land use permit for a pole barn and received an application for solar to be put on a roof. There is no limit on footage for solar if it’s on the roof.</li> <li>• AT&amp;T will go operational by end of year is the goal. This is the cell tower on the Dan Coon property on N. Fowlerville Rd.</li> </ul>	<p><b>Londa will put together meeting agenda and Mike Stock will Chair the meeting.</b></p>

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<b>Update from the Board</b>	Larry Parsons gave an update from the Township Board.	
<b>Call to public</b>	Mike Rife introduced: Hank Vaupel, Lana Theis, Cindy Denby and Kathleen Kline Hudson, two candidates for the Planning Commission: Keith Wasilenski, and Caleb Jenkins.  Tributes were given by Hank Vaupel and Kathleen Kline Hudson to retirees; Dennis Bowdoin and Dennis Sommer.	
<b>General Discussion</b>	-0-	
<b>Adjournment</b>	George Pushies made a motion to adjourn at 7:35pm. Second by Denny Sommer. All in favor. Motion passed.	